



**Amethyst Close NG34**  
Freehold - EPC Rating C - Council Tax Band F

**Guide Price £500,000**





# Well Presented and Proportioned Executive Family Home in desirable location in Sleaford

- Four Double Bedrooms
- Four Reception Rooms
- Conservatory
- Double Garage
- Enclosed Rear Gardens
- No Onward Chain

Secure My Sale Estate Agents offer a rare opportunity to buy this fantastic four-bedroom detached property in Sleaford. Located in a desirable quiet estate tucked away in a cul de sac this property offers space and privacy. A well looked after family home with amazing living space and a home with four reception rooms! The property will be sold with no onward chain and is ready for the next family to move in and make it their own.

The property comprises: good size entrance hall, two Downstairs toilets, well-proportioned living room, conservatory, family kitchen, dining room, utility room and study. To the first floor we have master bedroom with ensuite, guest bedroom with ensuite, family bathroom and two further double bedrooms. Outside is a private driveway for numerous cars, double garage and to the rear an enclosed private garden. In the valuer's opinion you will struggle to find a property that flows as well as this one here!

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## Ground Floor

Entrance Hall:

Downstairs WC: Toilet and basin

Living Room: (9.15m x 3.85m) Spacious room, bay window to the front of the property, French doors leading to the conservatory and access to both dining room and entrance hall.

Dining Room: (4.05 x 3.9m) Double glazed window facing the rear of the property, access to living room, kitchen, and entrance hall.

Kitchen: (5.62m x 3.37m) Large family kitchen with ample space for breakfast table, range of fitted wall and base units with contrasting worksurfaces, fitted appliances and access to the dining room, entrance hall and utility room.

Utility Room: Additional sink, plumbing for a washing machine and tube dryer. Gas boiler

Family Room: (4m x 2.87m) Access to the garden patio via French doors. Large space used currently as a further sitting room.

Study: (2.37m x 3.15m) Facing the front of the property this room will be an ideal office space.

Second downstairs WC: Toilet and Basin

Conservatory: A sun trap for those who love the heat. Located to the rear of the living room and double doors from the conservatory to the garden.

## First Floor

Master Bedroom: (5.5m x 4.6m) A light and airy room with 3 double glazed windows, built in wardrobe space and an ensuite four-piece bathroom.

Guest Bedroom: (4m x 3.35m) Double room facing the rear of the property, built in wardrobes and an ensuite shower room.

Bedroom Three: (3.65m x 3.15m) Double room currently occupied with two single beds. Fitted wardrobes

Bedroom Four: (3.4m x 3.1m) Double room with fitted wardrobes

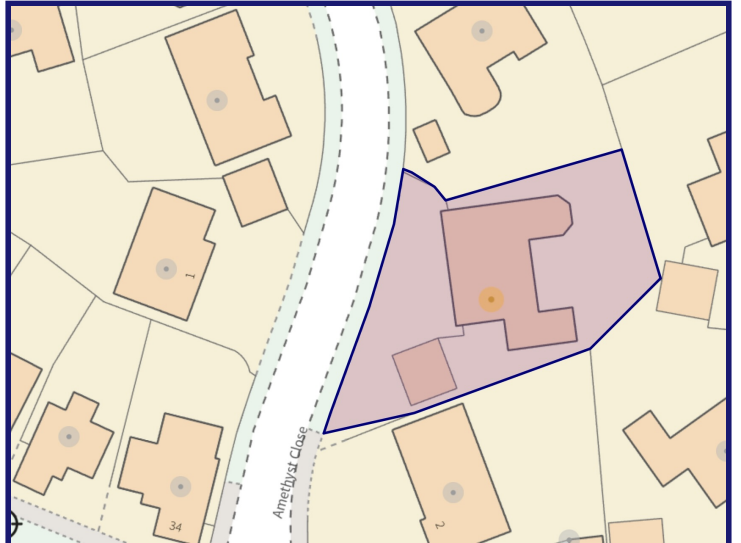
Bathroom: Four-piece suite facing the rear of the property

## Outside

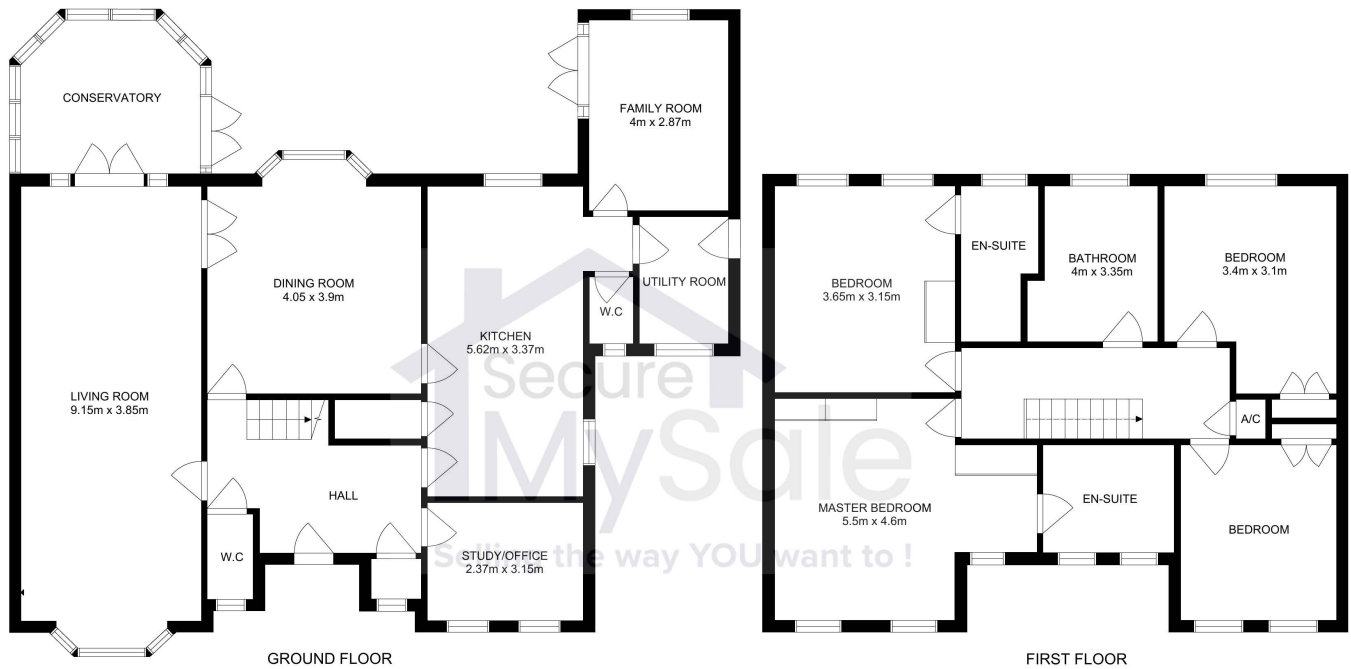
Front Garden: Space for multiple cars and occupies a detached double garage. Access to the garage via the rear garden and front garden.

Rear Garden: Two separate patio areas with a large green space.









**Secure My Sale Estate Agents**

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Our team follow extensive training programmes every year to make sure we offer the best service to you.